BIG APARTMENTS FOR MORNINGSIDE SECTION

of the first indications of a build-

Stoddard & Mark of a large plot in the Morningside section. The property, which has been sold by Claience H. Kelsey, as administrator of the estate of Mary G. Pinkney, through Charles Gliffith & Eugene Moses & Co., brokers, is on the northerly end of Morningside Park, it is seventeen lots in area, fronting 425 feet on the street.

It is the intention of the purchasers to improve a part of the plot at once and dispose of the remainder to builders who are now negotiating for it. The selling estate has owned the property for many years and has held it at more than \$20,000. This is the second large plottage disposed of by the Pinkneys within the last three months through the same brokers.

William E. Harmon & Co., Inc., report the foliowing sales: Plot at southwest corner of Ocean Court and Ocean Parkway to S. Rosso: lot on Ocean Court, near Ocean Parkway, to Patrick Disgins: lot on East Second street, near Avenue W, to D. Volpe; northwest corner of Ocean Parkway and Ocean Court to A. Libretta; plot on Ocean Parkway, near Avenue X, to Fred Ciccone; northwest corner of Boulevard Court and East Fifth street to Alfred Handford; 3 thirty foot plot on East First street, near Avewest corner of Boulevard Court and East Fifth street to Alfred Handford; 3 thirty foot plot on East First street, near Avenue Y, to I. K. Shelin; northeast corner of Manhattan Court and East Second street to James V. Majoran; a forty foot plot on East Third street, near Avenue X, to John Silvestro; a thirty foot plot on East First street, near Avenue Z, to Nils Monson; a thirty foot plot on East First street, near Avenue Z, to Nils Monson; a thirty foot plot on East Third street, near Avenue X, to E. Barba; also in East Flatbush a fifty foot plot on East Forty-sixth street, near Flatlands avenue, to George Thorn; fifty foot plot on East Forty-sixth street, near Flatlands avenue, to John Williams; plot on East Forty-eighth street, near Flatlands avenue, to John Williams; plot on East Forty-eighth street, near Flatlands avenue, to John Williams; plot on East Fifty-first street, near Avenue L, to Joseph Smith; a plot on East Forty-eighth street, near Avenue L, to Joseph Smith; a plot on East Forty-eighth street, near Avenue L, to Joseph Smith; a plot on East Forty-eighth street, near Flatlands avenue, to Javenue; a three lot plot on East Fifty-second streea, near Avenue L, to V. Spinal; a fifty foot plot on East Forty-eighth street, near Flatlands avenue, to Joseph Zambits; southeast corner of Oxvenue J and East Forty-eighth street, near Flatlands avenue, to Joseph Zambits; southeast corner of Avenue J and East Forty-eighth street to M. Weingarten.

SUBURBAN TRANSACTIONS.

L'Ecluse Washburn & Co. sold in Plandome, L. I., for E. Tilliman six lets to Mrs. E. A. Allen; also for the Plandome Heights Company fifteen lots to Mrs. I. Adams, ten lots to Joseph R. Mock, a similar plot to Joseph Thalman and six lots to W. E. Howard. The Plandome Heights Company has just awarded a contract for the construction of five houses to cost \$100,000 to the Roger O. Black Construction Company, which will commence operations at once Country Homes Construction Company of Woodmere, L. I., has within the last week disposed of four of the fifteen high class residential buildings recently completed by this company.

teen high class residential buildings recently completed by this company.
Dwellings have been sold as follows:
To Joseph Marcus, house No. 14; to
Edgar Lehman, house No. 19; to H.
Bressler, house No. 4, and to I. Bressler
Louse No. 7.

Payson McL. Merrill Company leased
furnished for Culver McWilliams to
Frederick T. Seggerman his property
at the corner of Ocean avenue and Hollywood Crossing, Lawrence, L. I.

at the corner of Ocean avenue and Hollywood Crossing, Lawrence, L. I.
L. N. Nicholson & Co. sold places at Lyndhurst and Rutherford, N. J., to William A. Beneseler, Mary S. McKengie, Edward F. Noetling, William C. Herbert, Laura B. Estes, William Goldstein, Louis Kohler, August Ebert, Thomas Miller and Wilmer Decker.
Robert E. Farley Organization rented for John B. Berger his residence on St. James's Terrace, Yonkers, N. Y., to Harold M. Levy.

REALTY JOTTINGS.

Nail & Parker and George Thompso;
were the brokers in the sale of the
southwest corner of Seventh avenue and
185th street, reported recently.

Pepe & Brother were the brokers in
the sale for A. B'ancull of the dwelling
241 West Fourth street to Peter La

ery; 252 East Forty-eighth street, Herman and Marie Drebes.

Porter & Co. were the brokers in the sale of the dwelling at 6 East 128th street for George W. Glaze, as trustee, Clarence E. Mundy reported last week.

Hyman Berman has moved his office to 220 Broadway, room 710.

Sidem Building Company will erect a six story office structure at 122 and 125 West Thirty-third street from plans by Gronenberg & Leuchtag, who figure the cost at \$200,000.

REAL ESTATE AT AUCTION.

JERF. JOHNSON JR. CO., Anctioneers, 193 Montague st., Brooklyn, N. Y. JOSEP'I P. DAY. Real Estate Auctioneer.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

Geo.C.Fonter,Inc R. E. & Mortgage Brokers

CITY REAL ESTATE.

HESS Business Property

APARTMENTS. FRED T. LEY & CO.

ARMSTRONG BARNWELL CO., Exchange Pl. 7744 Hanover,

DOUGLAS L. ELLIMAN & CO. 15 East 49th St. Above 50th St .- 5th Av. to North River.

High Class Private House Off Riverside Drive, Above 100th St. Price \$50,000 John J. Hoeckh, Inc.

IMMEDIATE POSSESSION.
254 W. 90th st.—Four story American base
ment dwelling; electric light; price \$25,500
mortgages \$17,500; by renting top floor i
will pay all carrying charges
WOOD, DOLSON CO.,
1100 Schuyler. Bway and \$0th st.

Borough of Bronx-Sale or Heat.

JUST COMPLETED 240th St. & Katonah Ave. 20 One Family, 7 Room Houses.

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ortlandt Park.
ortlandt Park.
ortlandt Park.
FORDHAM.

DANIE' HOULIHAN, Owner

CITY REAL ESTATE

CITY REAL ESTATE

You Save \$600 a Year

CITY REAL ESTATE

By Owning Your Own Apartment

Usual Renting Plan

An up-to-date five-room apartment will cost, to rent, not less

	Monthly	Yearly
1st Year	\$125	\$1,500
2nd Year	125	1,500
3rd Year	125	1,500
4th Year	125	1,500
5th Year	125	1,500
6th Year	125	1,500
7th Year	125	1,500
8th Year	125	1,500
9th Year	125	1,500
10th Year	125	1,500

Average monthly, \$125

As tenant you save nothing -Only a collection of rent receipts.

Our Plan of Ownership

An initial payment of \$2,500 and monthly payments thereafter for seven years will give you Owner-ship of a new 5-room Garden Apart-

up or a new		CONTRACTOR OF THE PARTY OF THE
nent.	Monthly Estimated	Yearly
1st Year	\$136	\$1,632
2nd Year	133	1,596
3rd Year	130	1,560
4th Year	127	1,524
5th Year	124	1,488
6th Year	121	1,452
7th Year	115	1,392
8th Year	69	828
th Year	69	828
th Year	69	828
Ini	tial Paymer	nt \$2,500
	100	

JACKSON HEIGHTS GARDEN APARTMENTS

READY FOR OCCUPANCY Sunshine In Every Room Every Room an Outside Room

The Queensboro Corporation

MANHATTAN OFFICE 50 East 42nd St., Cor. Madison Ave. Telephone Murray Hill 7057

JACKSON HEIGHTS OFFICE Opp. 25th St. Subway Station

APARTMENTS - UNFURNISHED.

Above 14th St. to 59th St. (Inclusive).

PEASE & ELLIMAN

:ammmmmmmmmmmmmmmmmmmmm

MODERN STUDIO

APARTMENTS

Large Rooms, Ready November 15th. JAMES N. WELLS' SONS,

463 Lexington Avenue,

Above 59th St .- 5th Av. to East River.

Overlooking Park Avenue 108 East 84th Street George Neiman,

Above 50th St .- 5tn Av. to North River.

NEW 3 AND 4 ROOM

Apartments. Elevator and hall telephone

175 West 81st St.

harperley hall

1 WEST 64TH ST.

7 Rooms, 3 Baths, Housekeeping.
2 & 3 Rooms. Bath and Kitchenette
Retrigeration in all

frigeration in all apartments. IMMEDIATE POSSESSION.

140 WEST 79th ST. 8 Large Rooms, 3 Baths

Immediate possession.
J. C. & M. G. MAYER,
347 Madison Av. Tel. 8655-6 Murray Hill.

HARPERLEY HALL,

West 64th Street.
4 Rooms, Bath and Kitchenette.

RENTAL, \$3,300, UNFURNISHED

Borough of Brooklyn.

IDEAL

APARTMENTS

4 AND 5 ROOMS

Every Modern Improvement

Restricted Section of Benson-

hurst, Corner 20th and Benson

Aves., Brooklyn.

1 block from 20th Ave. Station Broadway West End Subway

45th St.; beautiful 2 and 3 rooms, bath kitchenette apartments; large foyers; e closets. Rents \$1,300 and upward.

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queens-boro Subway (Corona Line) to 25th St. Station, (office opposite station).

22 Minutes from 42nd Street

Borough of Brooklyn-Sale or Rent.

Speculator's Bargain.

WANT OFFER

Arcturus Company bought the property at 144 and 146 West 135th street, the sale of which was reported recently
The following are buyers of property sold recently: 122 West Thirteenth street, Charles I. Taylor; 152 West Thirteenth 132d street, Anita J. Stanley; 240 West 135th street, Theophilus E. Montgomery; 252 East Forty-eighth street, Herman and Marie Drebes.

920,000 Home for \$12,500

Beautiful home of 8 rooms, with every conceivable improvement installed; corner plot; southern exposure; double garage.

Mortgage \$9,500. Cash \$3,600. Owner at 10721 110th st. Phone Richmond Hill 6002.

One block from Greenwood avenue station of Pulton at "L." Also convenient to Orons.

Great House Bargain

Phone Owner, Hollis 6515.

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

I. G. WOLF, Exceptional bargains

ROCKVILLE CENTRE Homes & Home site Specialists. If it's JEREMIAH ROBBINS, Along South Shore,

Westchester-Sale or Rent.

Would You Sell Your Memories

of childhood in a real house with a real attle and real open fires, real porches and real trees? No? Then Give Your Children

These Delights
In Bronxville, N. Y.,

which is a suburb of lovely homes, a prominent builder has built for himself and a friend or two, a fine type of substantial Colorial house, ten rooms and three baths, sunny breakfast porches, open fireplaces, steam heat, improved kitchens. They are scattered among old trees, on roiling ground with a brook at the foot. Six minutes walk from school, station and the social life of the Hotel tramatan. Three now available. Your winter coal assured. We Want Good Neighbors!

And to get them we are willing to make reasonable terms. Won't you discuss with us this opportunity for a permanent home of charm and BROOKS'DE HOMES, INC.,

105 West 40th Street. Telephone 3274 Bryant.

FOR RENT OR SALE 10 ROOMS and 3 BATHS.

Burte Stone Inc Bronxville, N.Y. CHAUNCEY B. GRIFFEN & CO. Westchester's Leading Realty Experts. 18 East 41st et. Murray Hill 9326,

REAL ESTATE-OUT OF CITY. Westchester-Sale or Rent

HOMES IN WESTCHESTER R. FRANKLIN HULL 5 Court St., White Plains, N.Y. Tel. 2660-1 Open All Day Saturday & Election Day

DANIEL F. HOGAN Real Estate.

Barough of Queens—Sale or Hent.

SACRIFICE SALE

\$20,000 Home for \$12,500

Beautiful home of 8 rooms, with every conceivable improvement installed; corner plot; southern exposure; double garage.

Mortgage \$9,500. Cash \$3,000. Owner at:

Mortgage \$9,500. Cash \$3,000. Owner at:

THIS QUAINT ranal-suburban cottag.

The question. Investigate now. Less than one hour from New York City by train.

Spiendid commuting service. Grounds of hour from New York City by train.

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IACKENSACK New 6 room Sen Bungalows, all me

C. S. FOUNTAIN & SONS. 191 Main St., Hackensack, N. J. ENGLEWOOD "REAL ESTATE

H. Weatherby & Co., Englewood, N. J.

RUTHERFORD REALTY BARGAINS. EDW. S. BROWN, Shafer Bldg., Rutherford. SUMMIT Houses, Farms, Estates. Thompson Co., 21 Maple St. Tet. 1319.

FARM PROPERTY.

EASIROUI Farm Bargains in 33 States,

REAL ESTATE WANTED. Want 3 or 4 Story Dwelling.

FACTORIES FOR SALE OR RENT.

BRICK BUILDING 25,000 SOUARE FEET At BRIDGE PLAZA, LONG I LAND CITY.

Railroad Siding Possible. Address "Factory," Bo 48, Long Island City.

Factories Everywhere,

Harvey B. Newins Inc., FACTORIES 522 5th Ave. Tel. Vanderbilt 2063.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive,

OFFICE SPACE FOR LEASE

Entire 11th floor of new twelve story building, approximately 4,000 feet. Exposure on three sides, overlooking harbor. Ready about December 1st. Act quickly. Box L., 794 Herald, 280 Broadway.

Total amount paid in 10 years \$15,628 \$6,500 of this amount is saved and credited to ownership of a paid-up share in the building. As owner you save \$600 per year.

JUST COMPLETED

3-4 BEAUTIFUL

Elocks East of Jerome Ave. & Lexington Ave. Sub. Station til and 9th Ave. Elevated At Fordham Road Select tenants only.

ACENT ON PREMISES

Phone Intervale 2110.

3-4-5-ROOM APARTMENT

B'WAY, COR. 251ST ST.,

400 West 181st St.

104East 36thSt. 199th St. and Va entine Ave. Lexington and Jerome Ave. Subway, 6th and 9th Ave. "L." Three Blocks from Bedford Park Station, New York Central and 3d Ave. "L."

From Battery to 14th St., Inclusive,

HANDSOME APARTMENTS, 16 W. 55TH ST. Altered to sult tenant; 3 or 5 years' lease; full service. Apply on premiees to owner, ELLA M. O'KANE, 10 to 5 daily.

Above 59th St .- 5th Av. to North River.

23 Union square.

102 West 77th st., near Columbus av., four story basement and extension 18xx5x192.2.

74 West 94th st., near 22d st. elevated station, three story and basement and extension.

Washington Heights, Above 125th St. West of 8th Av.

Borough of Bronx-Sale or Rent.

Borough of Brooklyn-Sale or Kent. CASH \$2,500, two family brick, 11 rooms, 2 baths; all improvements. Phone Sunset 4265R.

MUST sacrifice 2 family house, all improvements, \$5,000. 114 Brandford st. Gleimore 777J. NEAR Brighton subway, 9 room frame house with garage, all improvements; price #11, 000; little cash required. Tel. Bensonhurst 1564R.

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CITY REAL ESTATE.

ONE family house for sale; 9 rooms; all improvements; garage; Plushing section, ready for occupancy. For information YELLIN, 943 Broadway, Bklyn; Stage 2285

REAL ESTATE—OUT OF CITY.

Long Island-Sale or Rent.

your own terms. Box 46. Floral Park, N. Y. E. 700 CASH, balance as rent, will buy a modern eight room home, parquet floors, oper fireplace, large living room and sus parlor, the beath, four large bedrooms, situated in the best sense that section of Westbury on a one see per leasuifully landscaped; 2 car carage; immediate possession, HARRY CHANDLER, Butler st., Westbury, I. I.

A. M. BOLES. Real Estate. Sound Beach Tel. 548

New Jersey-Sale or Rent.

A.-ALots of lots, \$75 to \$1,000 each, all within
two miles of Fort Lee ferry; some with
Hudson River view; instalments accepted, G.
E. M. BUILDING & REALTY CO., Palisade,
N. J., at junction.

FARM PROPERTY.

REAL ESTATE TO EXCHANGE.

ELEGANT block of Brooklyn store property will accept vacant property and cash brokers protected. JACKSON, 187 Montague, Brooklyn.

FACTORIES FOR SALE OR RENT.

BOYNTON BROS. CO.-Factory sites, water, rail. 87 Smith st., Perth Ambey, N. J.

FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 30 Broad at.

BUSINESS PLACES TO LET.

DESIRABLE OFFICE SPACE, 1,800 square feet, available in one of the best downtown Broadway buildings at fair rental. Address TISNANT, A 1173 Herald, Fution st. FOR RENT-Immediate possession, store and bacement, 343 West 26th st., 63:700, capacity 200 pounds; top loft, also second left, 21 White st., 50:100; fifth fiort, 25:100, 128 Bleecher st. Phone OWNER, Longacre 2720.

Above 14th St. to 50th St. (Inclusive).

From Battery to 14th St., Inclusive,

LOFTS, SHOWROOMS

On 42d St., running through to 41st St., within two blocks of GRAND CENTRAL TERMINAL

Buildings equipped with 100% sprinkler; passenger and freight elevators modern in every detail; about 100,000 square feet to responsible tenants in unit: of 1,000 to 15,000 square feet per floor. Possession immediately.

HENKY HOF, Agent. 567 - 3rd Avenue (Between 37th & 38th Sts.)

APARTMENTS - UNFURNISHED.

Washington Heights, Above 123th St., West of 8th Av.

BUSINESS PLACES TO LET.

WASHINGTON HEIGHTS
JUST COMPLETED The Wheeler & Van Loo 565-569 W. 188th St. Near 191st Subway Station 3-4-5 ROOMS, \$75 to \$140. Ren'al Representative on Premises. F. J. McMAHON CO., Agents I.438 St. Nicholas Av., corner 1836 Sc. Phone Wadsworth 850

Borough of Bronx

SELECT Apartments FORDHAM HEIGHTS

With Every Conceivable Improv Crand Concourse & Fordham Rd.

New Building Ready for Occupancy

3-4-5 Rooms

Moderate Rental. Agent on Prem

CITY REAL ESTATE social acquaintance among well-to-do; s to make good commission without in ring with aocial or business activitietest confidence. HARPER, 20 W. 7. Tel. Columbus 7524 before 1 P. M. E. C. P. VOGLER, Amsterfam av. am' 82d st. F. R. WOOD & CO., 128 West 72d st. Tel. Col. 6245.

JULIUS TISCHMAN & SONS, INC., 18 East 41st st. Vanderbilt 1977.

W. J. ROOME & CO., 177 Madison av.

udson st.; suitable location for apartment use or lofts. For price and terms apply to M. CUDNER REAL ESTATE CO., 254 23d st. Tel. Chelsea 1276.

Above 14th St. to 59th St. (Inclusive), East River to North River.

THREE story and basement brown stone residence, at 222 E. 48th st.; price \$15,000. CHAS. F. KIENLE, JR., 25 West Broadway. Barclay 10157.

Above 59th St .-- 5th Av. to East River. BARGAIN-97th, near Lexington av., story and basement brick, stone doub flat. L. CANO, 374 Canal st.

#10,000 will buy four story high stoop house 129 West 76th st. H. NELSON-FLANAGAN,

ston.

191 Edgecombe av., near 145th st. elevater station, three story high stoop.

DANIEL SEYMOUR, Extr., 80 Broadway, New York.

GREY stone, private, vacant, 19 rooms, baths, electricity: \$15,000, cash \$3,600 OWNER on premises 11-2 Saturday, Sun day, 617 W. 138th at.

PRAME house, 12 r.oms, 2 baths, one wash room, also laundry; all improvements; cor-ner Marion av. and Oliver place. Borough of Bronx; suitable for two families if de-cired; price \$20,000. Teleptone 690 Fordham

FOR SALE—SACRIFICE.

Two new one family stucce houses, all improvements; independent garage runways, 1150-1170 E. 13th st., Flatbush, or OWNER, Cortland 2062.

LYONS & MASON, 6:4 Vanderbilt av., Bklyn
ROCERS AV., near St. John's place: 28x107.
S family brick; etcan heat, belander, electricity; rental 85,160; price \$2,200; electricity; rental 85,160; price \$2,000; electricity; rental 85,160; price \$2,000; electricity; rental 85,160; price \$2,000; electricity; rental 85,160; price \$2,000.
STUCCO house, 10 rooms, 3 hatin, all improvements; lot 75x109; price \$25,000. For further information phone 770 Shore Road.

BEAUTIFUL private office, facing on Broadway, fully furnished in mahogany; \$125 at month. Apply Room 1105, 1270 Broadway.

FINE light offices, corner 33d st. and Madison av., 1,300 ft.; owner would lease for period of years following six months' subletting. Write or call room 605, 171 Madison av., New York.

BUSINESS PLACES TO LET

Above 14th St. to 50th St. (Inclusive). East River to North River.

19TH, 132 East.—Apartment of quality, rooms and bath; furnished or unfurnished open fires. Mr. BOHANAN, Stuyvesant 6247 48TH ST., 61 West.—Studio apartment housekeeping privileges; all improvements lease. Superintendent or Chelsea 5229.

LOFT TO SUBLET.

LOFT TO SUBLET.

MAGNIFICENTLY EQUIPPED.

Suitable for retail or wholesals, on west side of Fifth avenue, between 38th and 57th ats.; low fent.

BOX K 712. 345 FIFTH AVE.

FIREPROOF garage, 25x100; 500 gallon gas-olene tank; offices upstairs; possession about Dec. 1, 1920. Phone Col. 10191. FOR RENT-Offices and studies at 2104 Broadway (77d st.). 6765 Columbus. 957H ST. 206 W.-Office, doctor, dentist; 5 room apartment, ground floor. SUPT.

PACTORIES FOR RENT, 45,000 square feet; floors 8,000 or 9,000 feet; all or separate; modern buildings; sprinkered; elevator; electricity, heat; Bradley Buildings, 11th st. and Vernon av., Long Island City; 8 minutes from Grand Central Station; 2 blocks from all subways; five cent fare; principals only Address A. J. BRADLEY, owner, 101 Beekman st., New York, Telephone 3501 Beekman.

727 7th av. (48th st.)—Block above Tim sq.; offices, \$780 to \$1,800; elevator, jan tor service, electric light included in rent. OATMAN, 1556 BROADWAY.

Above 59th St .- 5th Av. to North River.

Borough of Queens.

OFFICES, LOFTS, WAREHOUSES, SHOW-ROOMS, all "ections. J. CLARENCE AVIES, 32 Nassau st., John 1171-51 East 76 st., Vanderbilt 435.

BUSINESS PLACES WANTED.

Long Island—Sale or Rent.

AMITYVII.LE—Six room house, located near station; good condition; lot 30x229; wfill sacrifice for \$2,950. JOS. J. HENNESSY, life 108th st., Richmond Hill, N. Y.

BUILDER must sell house built from most talked of plan in America; Pictorial Review house; 7 rooms, hardwood floor, filed bath, built in tubs; steam, gas, electricity; only \$1,000 down, balance like rent. Address A. P., Box 398 Herald, Herald sq. COMMUTER'S HOME—Six large croms, bath room, electric lights, gas, tubs, hot and cold water, brick cellar, gasden plot; near station; price \$3,701. easy terms. PORD, care Gibert, 246 W. 10611.

SI RINGFRILD, L. 1.—House and lots, bargains. SCHABEHORN, opposite station. 2 clephone Springfield 1817.

6 ROOM house, all improvements; garage; your own terms. Box 46. Floral Park, N. Y.

5,000 CASH, balance as rent, will puy a WANTED-WAREHOUSE.

15,000 to 20,000 square feet for steel and fron, Western freight; immediate possession; Convenient to terminals for New York city and New England. J. CLARENCE DAVIES, 11 E 42d; Vand. 9175.

HOUSES TO LET, UNFURNISHED. Completely renovated house,

16 East 78th St.
Apply your own broker.

873 West End av.—Attractive private house
3 story and basement; immediate posses
sion. Phone 2344 Madison Square. Inspec

APARTMENTS-FURNISHED. A FirW very desirable suttes of two large rooms and bath, furnished, with plenty of

A LIVING PLACE WORTH WHILE.

To one who appreciates the beauties of nature, a high plot, with its invigorating air, sturdy oaks, attractive shrubbery and ample ground space; a new, modern, well built home of eight rooms, combining all of to-day's conveniences for comfortable living, offered for sale by owner; residential neighborhood, garage, best commuting service; seen any time, I Nutgrove st., White Plains; immediate possession; easy terms. W. D. DAVIES, 487 Broadway, New York.
BRONNVILLE-PRICE FOR QUICK SALE.
Ten rooms, tile bath, extra tollet; steam heat, electric, double floors; large plazza; all improvements; excellent neighborhood; fine garden, trees, shrubs and flowers; owner orders immediate snale for \$8,000; terms. J. CLARENCE DAVIES (Homes within Hour), 51 E. 424, Vanderbilt 9175.

FOR rent at Hastings, 10 room nouse, facing D. KEMPNER & SON,
522 Fifth av.
BEAUTIFULLY furnished front apartmen
for sale, including lease; rent \$100 monthly
elevator, telephone service. Murray Hill 7075 elevator, telephone service. Murray Hill 707. CLAREMONT AV., 175.—5 rooms, 2 bed rooms; completely furnished; rent \$15 monthly. Supt. or SLAWSON & HOEBS 162 W. 72d.

within Hour), 51 E. 424. Vanderbilt 9175.
FOR rent at Hastings, 10 room nouse, facing rive r; over acre ground; modern improvementa; needs repairs; on long lease owner will permit alterations to tree family apartment; 5 minutes from station; 35 from Grand Central. Address H. C. BROWN, 15 East 40th st. Tel. Murray Hill 5948.
If you want to locate in Westchester county I can find you the house at the price you want to pay. Lot me know your requirements. CLARENCE G. MARTENS, 1416 E way (39). Tels. Bryant 9191 and 4476.
TWO miles from Scarsdale station; eight acres, truck garden; large house, suitable for boarding house; new cottages and 100 feet of chicken house. BENONI PLATT, White Plains, N. Y.
YONKERS.—Ten rooms, parquet floors, etcotric light, hot water heat, rlazs porch; private garage in rear; lot 50x100; \$14,500. 778 North Broadway. 2015.
Connecticut—Sale or Rent.

HIGH CLASS FURNISHED APARTMENT FOR FALL RENTAL. CALL FOR LIST, SLAWSON & HOBES, 162 W. 72D ST. LOWER west side; beautifully furnished apartment, 4 large rooms, bath, real kitchen; modern elevator building; from No-vember 1; 11 month lease; \$250. Schuyler 4528. 4728.

LEXINGTON AV., 62d st.—Charmingly furnished 3 rooms, bath, kitchenette; \$125.

Call Plaza 2200 between 10 and 5.

PARK AV., in the 70.—8 rooms and 3 baths, corner duplex apartment, all outside sunny rooms, open fireplace, charmingly furnished; from Nov. 1 to June, and at reduction during the summer if desired; can be seen at any time by appointment. Tel. Rector 4613.

RIVERSIDE DRIVE, 240.—Elegant 2 room apartment with bath. Bowling Green 5562.

WASHINGTON SQUARE.—2 nice 2 room apartment with oath. Bowling Green 5502, WASHINGTON SQUARE.—2 nice 2 room studio apartments; exclusive section; fur-nished; all conveniences. Phone Spring 6165. VAN WINKLE CO., Rutherford, N. J.
BONA FIDE bargain—Commuting home, garase, &c. WERLE, 45 Hawthorne st.
Rutherford, N. J.
FOR Sale—Exclusive suburb; 12 room house,
2 baths, quartered oak parquet floors,
large north porch, soremed; one-hadt acre
plot; large slade trees and shrubbery; vaplant ready for occupancy; excellent condifloors, large for security for the second of t

York city.

FOR SALE-Bungalow, four rooms, all improvements; fow minutes from Erie station; 18 miles from New York; plot 50x151; ideal commuter's home. A. C. EYANS, 201 Wazaraw road, Hawthorne, N. J.

FOR Sale-New house, 8 rooms, bath, all conveniences; terms. F. M. O'Shea, Westwood, N. J.

MADISON, N. J.—10 room house; 2 car garage; lot 105x200; all improvements; price \$11,000, \$3,000 cash. 61 Park av. Phone Madleon 414.

WILL, YOU BUY AT A SACRIPICE NOW? front apartment, kischenette, private bath; modern 10 story building; Sth floor, front; southern exposure; leaving for South immediately; will rent \$138 month, conditionally.

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One of 4 new beautiful homes in high and restricted part of Ridgewood near atatorisation from \$16,600 to \$2,4000; 605
W. W. WILSEY, Ridgewood, N. J. Tel. Rigewood b57.

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67TH ST., 1 West—Four rooms, duplex a partment, with kitchenette, 2 bedrooms; suitable bachelors or small family; hotel service if desired; swimming pool; \$3.50 per month. TRACY. apt. \$14. Columbus < 04. POULTRY farm, electrically lighted, 1,000 hens; 6 room bungalow; main road; good markets. E. BIGELOW, Belmar, N. J.

JUBURBAN HOMES TO LET AND FOR SALE.

POR rent, Greenwich, Conn., newly furnished house, 12 rooms, 3 baths, 2 car garage, for months; references required. Phone 7339 Schuyler between 5 and 7 P. M.

REAL ESTATE TO EXCHANGE

Table 17. 126 W. (Hotel Nobleton).—Severa beautifully furnished two room sultes, with bath, moderate monthly and weekly rates \$25 weekly, \$160 monthly, and up. 25 weekly, \$100 monthly, and up.

15TH, 226 W.—Two room elevator apartment. 1-8 P. M. LIEBERKNECHT.

17TH ST. 50 West.—Hotel suite of parlor, 2 befrooms, foyer, private bath and shower to sublet \$225 a month; bargain.

SOTH ST. and Broadway.—Choice apartment, 5 outside rooms, 2 baths, plano, Victrola; Nov. 15 for 5 or 6 months; owner going South. For appointment phone Schuyler SMI, 80TH ST., 312 West.—Two rooms and bath; very attractive. Apply premises.

35D ST., S. W. Corner Madison Av.—Newly decorated apartment, 1 room and bath; up; 2 rooms, bath, \$100 up; hotel service, extraordinary value; block from park; restaurant. HOTEL ASHTON. Tel. Lenox 272.

APARTMENTS - UNFURNISHED.

APARTMENTS - UNFURNISHED.

lease. Superintendent or Chelsea 3229.

34TH ST., 15 EAST.

New elevator building: last apartment: 2 rooms and bath, \$1,800; no bachelors; superintendent on premises; no brokers.

55TH, 18 W.—Two and three rooms, bath; all improvements. Tel. 6484 Plaza.

55TH, 57 WEST.—High class elevator apartments, 7 rooms, 2 baths, \$2,700; 2 rooms, bath, kitchenette, \$1,200.

58TH ST., 158 W.—High class building, 7 rooms, 3 baths. Apply superintendent. OFFICES, 244 WEST 43D ST.
400-2,000 square feet. See HAWLEY.
SUITE OF OFFICES, 800 SQ. FT.
44th st., near 5th av. PEASE & ELLIMAN.
6200 Murray Hilb. Mr. FISCHEL.

Madison av.

NEAR PARK AV. Seven rooms and bath, electric light, steam heat; newly decorated; \$1,500. Supt., \$17 E. 76th st.

PARK AV. \$15.—Three rooms and bath. Agent on premises.

\$2D, 120 E. —Two rooms, bath, kitchenette, \$1,200 up; doctor's office, two rooms, lavatory, \$900; studio apartment, three rooms, bath, kitchenette, \$1,800; no elevator.

\$3TH, 72 E. —Two rooms, days the property of t

possession.

DOMESTIC PROBLEM SOLVED
at I West 67th st. Every apartment is connected with a central kitchen by means of electric dumbwaiter, and your own food is cooked without charge by professional cherwell of the cooked without charge by professional cherwell considerable that are sufficient to the cooked without charge professional cooked without charge and one small apartment available. Telephone Columbus 4204.

DOCTOR'S apartment in exclusive non-houseable. Telephone Commons
DOCTOR'S apartment in exclusive non-house-keeping hotel; ground floor, two very large rooms, alcove and large bathroom; linens and maid service furnished. Exceptional.

2:OTEL ANDERSON,
102 West 80th St.

MANHATTAN AV., 370.—Immediate posses-sion; 4 wonderful rooms, bath, elegant ele-

RIVERSIDE DRIVE, 260, corner 98th.—7, 8 rooms, 2 baths. Appl/ Superintendent.

1987, 115 West.—To sublet, very reasonably, 7 rooms and 3 baths; high class elevator apartment. Phone Columbus 4131.

14TH ST., 113 WEST.—2 ROOM, BATH, AND KITCHENETTE MODERN APARTMENT: RENT \$1,600; IMMEDIATE POSSESSION. APPLY ON PREMISES, OR SLAWSON & HOBBS, 162 W. 72D ST.

75TH ST., 12 WEST.

Beautiful newly altered dwelling; 2 room, bath and kitchenette apartments, \$1,200 up. F. R. WOOD & CO., 128 West 72d St.

\$2D, 35 W.—High class apartment; immediate possession; 5 rooms; very desirable; all light; ninth floor, rear; near 81st "L." Superintendent.

RIVERSIDE DRIVE, 790.—8 beautiful rooms, overlooking the Hudson; 2 baths and 1 lavatory; strictly fireproof building; 1 block from subway and bus; must be seen to be appreciated. A. J. ODELL, Audubon 5406.

65TH ST., 2080-Private house, 4 room apart-ment, bath, heat, electric light free, for refined couple; references; \$65.

IF you wish to rent your apartment furnished for six months or longer send us full particulars at once. SLAWSON & HOURS, 42 W. 724 st.

WANTED—Up to date furnished or unfurnished apartment or house; 6 or 7 rooms; suburban preferred; convenient to station; state full particulars, N 4 Herald, Herald sq.

60TH, 55 E., between 5th and lark avs.— Large and small, comfortable furnished rooms; gentlenen; steam heat, electricity.

RUSINESS GENTLEMAN OR COUPLE. 113th, 7th and 8th Ava.—Delightful large double front room, handsomely furnished, Tel. Cathedral 6150. IN high class bachelor apartment, two heau-tiful, large, outside, sunny rooms; first class references. Phone Columbus 586.

men.
77TH, 105 West-Large front room, steam heal, telephone; gentleman; references. TOMLINSON.

Above 59th St .- 5th Av. to Tast River.

COSEY two rooms, kitchen and bath, corner, at 65th st. and Madison av.; newly decorated; 2d floor; ront \$1,000; immediate possession, FREDERICK T. BARRY CO., 646 Madison av.

SeTH. 72 E.-Two rooms and bath, completely remodeled, \$1,200 to \$1,600; long leases; no elevator. Above 59th St .- 3th Av. to North River.

CENTRAL PARK WEST, 465 (107th).-7 large, light rooms; elevator; immediate

vator apartment.

PETER STUYVESANT, 58th st. and Riverside Drive.—Apartments for rent of 6 rooms
2 baths, with immediate possession.
HARRIS, VOUGHIT & CO., 6 E, 46th st. BIVERSIDE DRIVE, 260, corner 98th.-7, 8 rooms, 2 baths. Appl/ Superintendent.

iNC., 615 W. ISlat st.
22.7TH ST., West (corner Marble Hill av.,
at Broadway subway station and New
York Central station)—Healthiest, most picturesque and countrilled section in city; 1
6 room apartment, now available in elevator
apartment house; \$120. Superintendent on
premises, or phone Gramercy 3303.

APARTMENT, five rooms; improvements; garage; 40 minutes city; \$50. Phone Schuyler 9653.

FURNISHED ROOMS TO LET.

4855.

48TH, 20 East.—Exceptional apartment, across second floor front, large living room, bedroom, closets, bath, kitchen can be arranged; immediate possession; reduced vental. See superintendent or phone Murray Hill 1303, or Bryant 6374.

Borough of Brooklya.

To Let.—Upper part of new two family house, To rooms, storeroom; garage; steam heat, parquet floore, all improvements; rent \$125, 42 Sth st., Bay Ridge, Brooklyn. Phone Shore Road 2020.

APARTMENTS WANTED.

WEST END AV. 451 (Cor. 82d).—Attractive outside room: gentlemen; private family: adiching washroom. Schusler 5525, apt. 25, 520 ST. 53 W.—Parter for dector or dentist; nicely furnished; reference. 52D ST., 53 W.—Partor for doctor or dentist: nicely furnished; reference.

55TH ST., 17 W.—Light, airy room, gentle-men; \$6; phone, bath; references, McHUGH TIST ST., W.—Gentlemen, couple, large, sums room, adjoining bath; highest type American home; meals; references, Col Si9s, 74TH, 242 West.—Large and small suite, suitable for two or three gentlemen; ex-ceptional home. 75TH, 116 W .- Large and medium rooms electricity, steam heat; permanent gentle

DAST ELMHURST, L. L.—6 and 7 rooms, bath, pantry, steam, gas and electricity, porches, in a restricted neighborhood; tenants to take care of heat; \$70, Phone 674

Newtown.

Av., New York.

LEXINGTON AV., 515.—Six beautiful rooms, can secure large, airy room; \$40 monthly, all improvements; elevator, electricity, parquet ilors, and the closed one week; occupants to take care of heat; \$70, Phone 674

Newtown.

TOMLINSON.
TSTH, 320 W.—New furnishings, private baths, kitchenette privilege, \$18.425 week; parlor, music, studio or dancing.

SOS, WEST-Business person with references can secure large, airy room; \$40 monthly-thone Schuler 5220.